

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

5 Mills Street, Sunshine North Vic 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$690,000

&

\$750,000

Median sale price

Median price \$680,000

House

X

Unit

Suburb Sunshine North

Period - From 01/04/2017

to

30/06/2017

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	9 Compton Pde SUNSHINE NORTH 3020	\$750,000	27/05/2017
2	12 Gresford St SUNSHINE NORTH 3020	\$735,000	03/06/2017
3	32 Essex St SUNSHINE NORTH 3020	\$690,500	03/06/2017

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median House Price
June quarter 2017: \$680,000

Comparable Properties



9 Compton Pde SUNSHINE NORTH 3020 (REI) **Agent Comments**



Price: \$750,000
Method: Sold Before Auction
Date: 27/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 580 sqm approx

12 Gresford St SUNSHINE NORTH 3020 (REI) **Agent Comments**



Price: \$735,000
Method: Auction Sale
Date: 03/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 550 sqm approx

32 Essex St SUNSHINE NORTH 3020 (REI) **Agent Comments**



Price: \$690,500
Method: Auction Sale
Date: 03/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 637 sqm approx